

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4, "ESTABLISHMENT OF DISTRICTS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of August 2003.

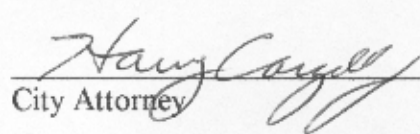
ATTEST:

APPROVED:

Connie Hooks, City Secretary

RON SILVIA, MAYOR

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section IV, "Establishment of Districts," of Chapter 12, "Unified Development Ordinance," of the Code of Ordinances is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to C-1 General Commercial.

2.713 ACRES BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, TEXAS, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1, HARVEY HILLSIDES, ACCORDING TO THE PLAT OF HARVEY HILLSIDES, BLOCK 1, RECORDED IN VOLUME 263, PAGE 485 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS. SAID 2.713 ACRES BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" IN THE ATTACHED EXHIBIT "B," AND SHOWN GRAPHICALLY IN EXHIBIT "C".

**METES AND BOUNDS DESCRIPTION
OF A
2.713 ACRE TRACT
PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1
HARVEY HILLSIDES
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1, HARVEY HILLSIDES, ACCORDING TO THE PLAT OF HARVEY HILLSIDES, BLOCK 1, RECORDED IN VOLUME 263, PAGE 485 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF NUNN JONES ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE EAST CORNER OF LOT 3, BLOCK 1;

THENCE: N 62° 27' 00" W ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3 FOR A DISTANCE OF 333.27 FEET TO A POINT MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID LOT 2 AND THE COMMON CORNER OF SAID LOT 3 AND LOT 11, BLOCK 1, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: S 85° 15' 43" E FOR A DISTANCE OF 0.30 FEET;

THENCE: N 41° 58' 00" W ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 11 FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTHEAST LINE OF HARVEY ROAD MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 11;

THENCE: N 48° 02' 00" E ALONG THE SOUTHWEST LINE OF HARVEY ROAD FOR A DISTANCE OF 205.00 FEET TO A POINT MARKING THE NORTH CORNER OF A CALLED 1.13 ACRE TRACT DESCRIBED AS BEING A PORTION OF SAID LOT 1 BY A DEED TO FLOYD HENRY MANNING AND WIFE, JO SUSAN MANNING, RECORDED IN VOLUME 498, PAGE 83 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

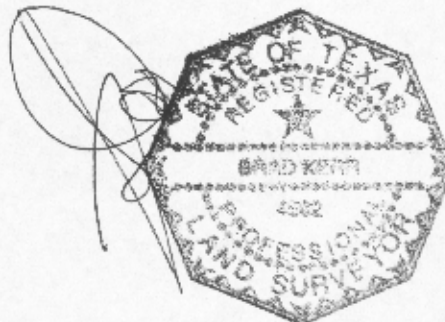
THENCE: S 52° 32' 34" E THROUGH SAID LOT 2 AND ALONG THE NORTHEAST LINE OF SAID MANNING TRACT FOR A DISTANCE OF 151.54 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

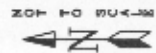
THENCE: S 68° 44' 26" E CONTINUING THROUGH SAID LOT 2 AND ALONG THE NORTHEAST LINE OF SAID MANNING TRACT FOR A DISTANCE OF 301.43 FEET TO A ¾ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF NUNN JONES ROAD MARKING THE NORTHEAST CORNER OF SAID MANNING TRACT;

THENCE: S 27° 33' 00" W ALONG THE NORTHWEST LINE OF NUNN JONES ROAD, SAME BEING THE SOUTHEAST LINE OF SAID LOTS 1 AND 2, FOR A DISTANCE OF 268.98 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.713 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2003. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF HARVEY HILLSIDES, 263/485. SEE PLAT PREPARED JUNE, 2003, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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City of College Station, Texas DEVELOPMENT REVIEW		C & J BARBEQUE	Case: 03-156	REZONING 50
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